

FOR  
SALE



2 Caeflwyn, Ewyas Harold, Hereford HR2 0JD

£550,000 - Freehold

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## PROPERTY SUMMARY

Situated on the outskirts of the popular village of Ewyas Harold, a five bedroom semi detached home offering ideal family accommodation and being sold with the added benefit of no onward chain.

The property offers spacious accommodation of over 2000sq.ft with 5 bedrooms, 3 bathrooms, 3 receptions and kitchen/dining room. The property also benefits from solar panels, solar water heating, beautiful countryside views in all aspects and easy access into the village across a nearby public footpath.

We highly recommend an internal inspection!

## POINTS OF INTEREST

- *Outskirts of a popular village*
- *Ideal family home*
- *5 bedrooms, 3 bathrooms*
- *Garage, office and potting shed*
- *Good sized gardens*
- *Beautiful countryside views*
- *No onward chain*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Ground floor

Wooden stable door providing access into the

### Kitchen/dining room

With fitted base units, ample wooden work surfaces, double Belfast sink with tiled splashback, gas range master cooker (serviced by LPG gas bottle, space and plumbing for dishwasher, space for freestanding fridge/freezer, vinyl flooring with underfloor heating, double glazed windows looking out on to the garden and open countryside side, recess spotlights, bi-folding door in to the

### Utility room

With Belfast sink, space and plumbing for washing machine, oil central heating boiler, coat storage, velux window, fitted wooden shelving, underfloor heating, window in to the second reception room and bifolding door into

### Shower room

With fitted shower tray and electric shower over tiled surround and glass sliding door, pedestal wash hand basin, low flush w/c, vinyl floor with underfloor heating, heated towel rail, double glazed window, recess spotlights.

### Living room/Study

With oak flooring, feature fireplace with wood burning stove, two radiators, double glazed window to the rear aspect and doors to

### Lounge

With fitted carpet, two radiators, dual aspect double glazed windows to the side and rear aspect, french doors leading in to the kitchen/dining room and another set leading out to the patio area, feature wood burning stove.

### Inner hallway

With carpeted stairs leading up, radiator, central heating thermostat and door leading into the

### Garden room

With tiled floor, radiator, double glazed windows and door to the rear garden.

### First floor landing

A spacious landing providing space for a reading area or home office area with double glazed window looking out on to open countryside, fitted carpet, smoke alarm, radiator, carpeted stairs leading up and doors to

### Bedroom 1

Fitted carpet, radiator, dual aspect double glazed windows with countryside views.

### Bedroom 2

Fitted carpet, radiator and dual aspect double glazed windows with views to open countryside.

### Bedroom 3

Fitted carpet, radiator, double glazed window to the rear aspect with countryside views and built in storage cupboard.

### Bathroom

Full suite comprising panelled bath, corner shower cubicle with electric shower over, pedestal wash hand basin, low flush w/c, heated towel rail, double glazed window and door to storage cupboard housing the hot water cylinder, vinyl flooring.

### Second floor landing

with velux window, fitted carpet, smoke alarm and doors to

### Bedroom 4

With fitted carpet, velux window, radiator and dual aspect double glazed windows with beautiful countryside views.

### Bedroom 5 with en-suite

With fitted carpet, radiator, double glazed window with countryside views, built in storage cupboard, door to eaves storage and pocket door to

En-suite shower room

With fitted shower tray and electric shower over, pedestal wash hand basin, low flush w/c, tiled floor with electric underfloor heating, recess spotlights, velux window and built in storage cupboard.

### Outside

Gates open on to a concrete driveway providing access to no.2 which is also shared with no.1. A gravelled area provides off road parking for several vehicles. Oil tank. Outside tap and power points. To the left there is access to the small fruit orchard with fine views across open countryside. Straight ahead you have access to three garage/workshop, potting shed and office space.

The garage has a concrete base, power and light with access door in to the potting shed and access into the office space. There is a small storage cupboard within the garage with a fuse board and inverter for the solar panels. There is also a low flush w/c which can be connected subject to need.

The office offers a flexible space as a home office/ playroom, music room or games room and has fitted carpet, underfloor heating, light, power, double glazed windows to the rear garden and separate access door.

The remainder of the garden is mostly laid to lawn with an array of mature trees, flowers and shrubs, an area of raised vegetable beds, a small paved patio area and is enclosed by hedging and fencing.

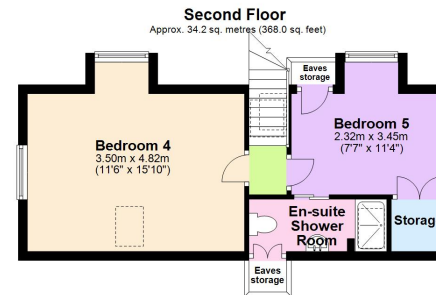
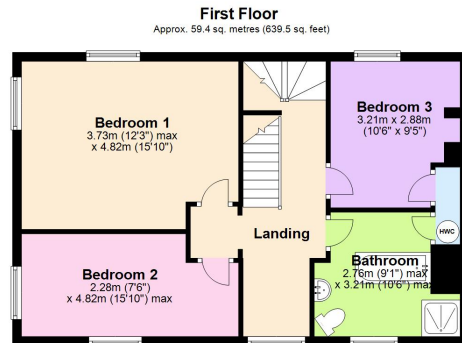
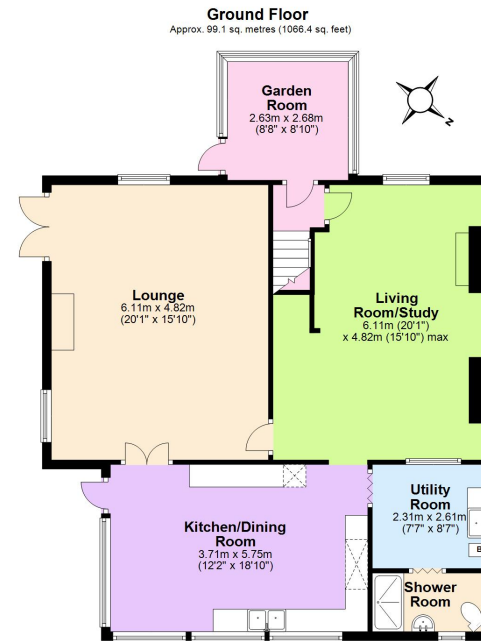
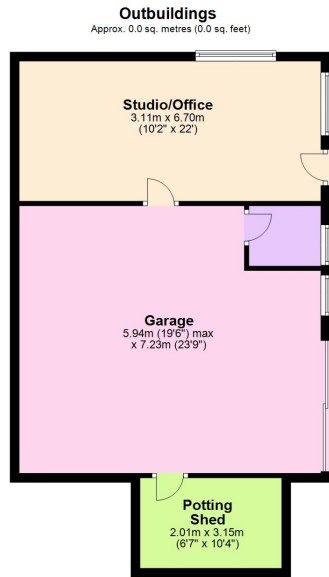
One of the features of the garden is the fine views it offers on to open countryside.

### Directions

Proceed south out of Hereford on Belmont Road, at Tesco roundabout take the second exit on to the A465, follow this round for approximately 11 miles and then take the right hand turn in to the village of Ewyas Harold (Pontrilas road/B4347), continue along this round for approximately 1.5 miles and then take the left turn onto Springetts Lane, then take the immediate left after the cattle grid and 2 Caeflwyn is situated in the top far left corner.

### Services

Electricity is connected, oil fired central heating, private drainage (septic tank), private well water supply. Solar panels & solar water heating (electric).



Total area: approx. 192.7 sq. metres (2073.9 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**2 Caeflywn, Ewys Harold, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			